Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$955,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/10/2021	to	31/12/2021		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auditor of comparable property			2410 0. 0410
1	9 Clements Gr RESERVOIR 3073	\$740,000	14/12/2021
2	32 Maryborough Av KINGSBURY 3083	\$730,000	03/02/2022
3			

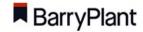
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2022 11:31



Date of sale







Property Type: House Land Size: 620 sqm approx **Agent Comments**

Indicative Selling Price \$700,000 - \$750,000 **Median House Price** December quarter 2021: \$955,500

Comparable Properties



9 Clements Gr RESERVOIR 3073 (REI/VG)



Price: \$740,000 Method: Auction Sale Date: 14/12/2021

Property Type: House (Res) Land Size: 608 sqm approx

Agent Comments

32 Maryborough Av KINGSBURY 3083 (REI)

-3





Agent Comments

Price: \$730,000 Method: Private Sale Date: 03/02/2022

Rooms: 5

Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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